HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2010

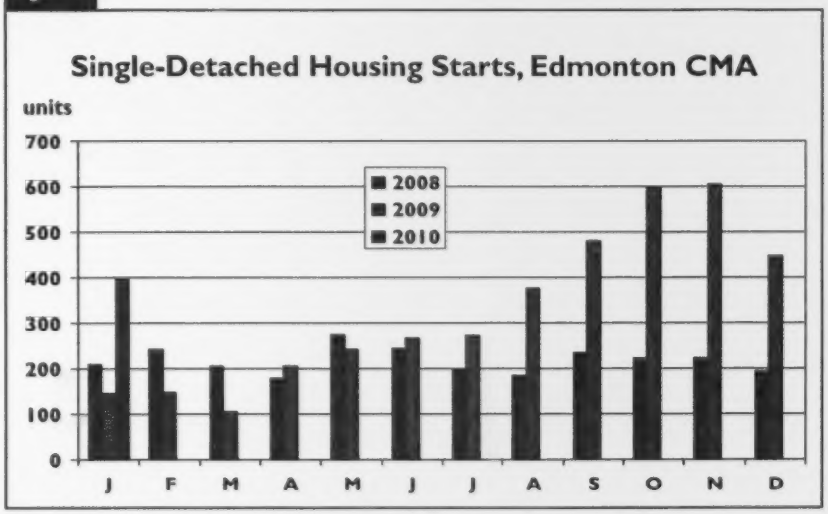
New Home Market

Edmonton's Housing Starts Open 2010 on Strong Note

New housing activity in Edmonton began 2010 on a firm footing thanks to continued strength in single-detached starts. Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 577 units in January compared with 413 units in January 2009. A similar trend is noted in the resale market where sales of existing homes increased by 21 per cent year-over-year in January.

Single-detached starts in the Capital region amounted to 397 units in January, up considerably from the 147 units reported during the first month of 2009. This represented

Figure 1



Source: CMHC

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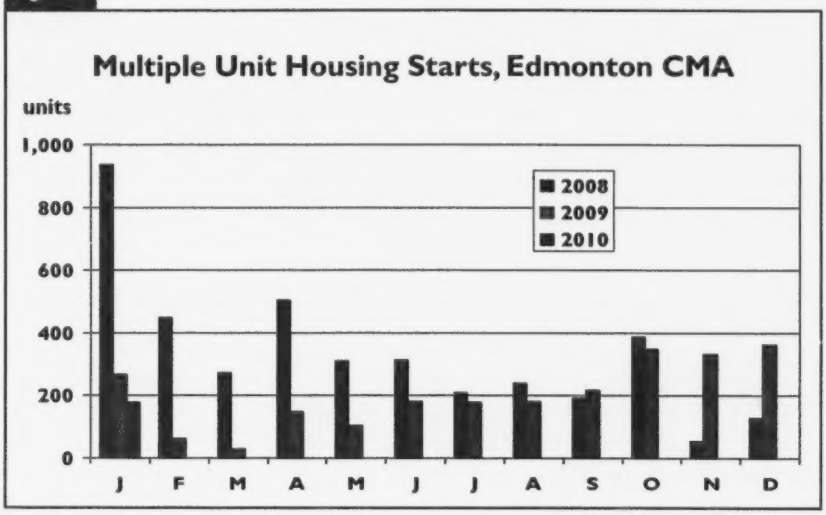
the eighth month in a row that the region's builders have started more units than a year prior. The 3,051 singles under construction in January represented a 46 per cent increase from January of last year and the highest level since July 2008. CMHC anticipates continued strength in new single-detached production in the coming months as the local economic conditions improve.

Single-detached completions within the Edmonton CMA increased year-over-year in January by 18 per cent to 374 units. Absorptions at 352 units were on pace with January 2009 when 354 units were absorbed. Sustained absorption rates over the past year, coupled with restrained increases in single-detached starts, have resulted in a decline in the stock of completed and unoccupied singles. Across Greater Edmonton, inventory levels in January (including show homes) were down by 56 per cent year-over-year. However, with completions outpacing absorptions by a small margin in January, inventories increased on a month-over-month basis for the first time since February of last year.

The median price of a new single-detached home absorbed in January was $421,200, down 17 per cent from the $509,050 median value reported in January 2009. This decrease was larger than the reductions in contractor selling prices reported by the Statistics Canada New House Price Index (NHPI), which fell by 9.4 per cent on a year-over-year basis in December.

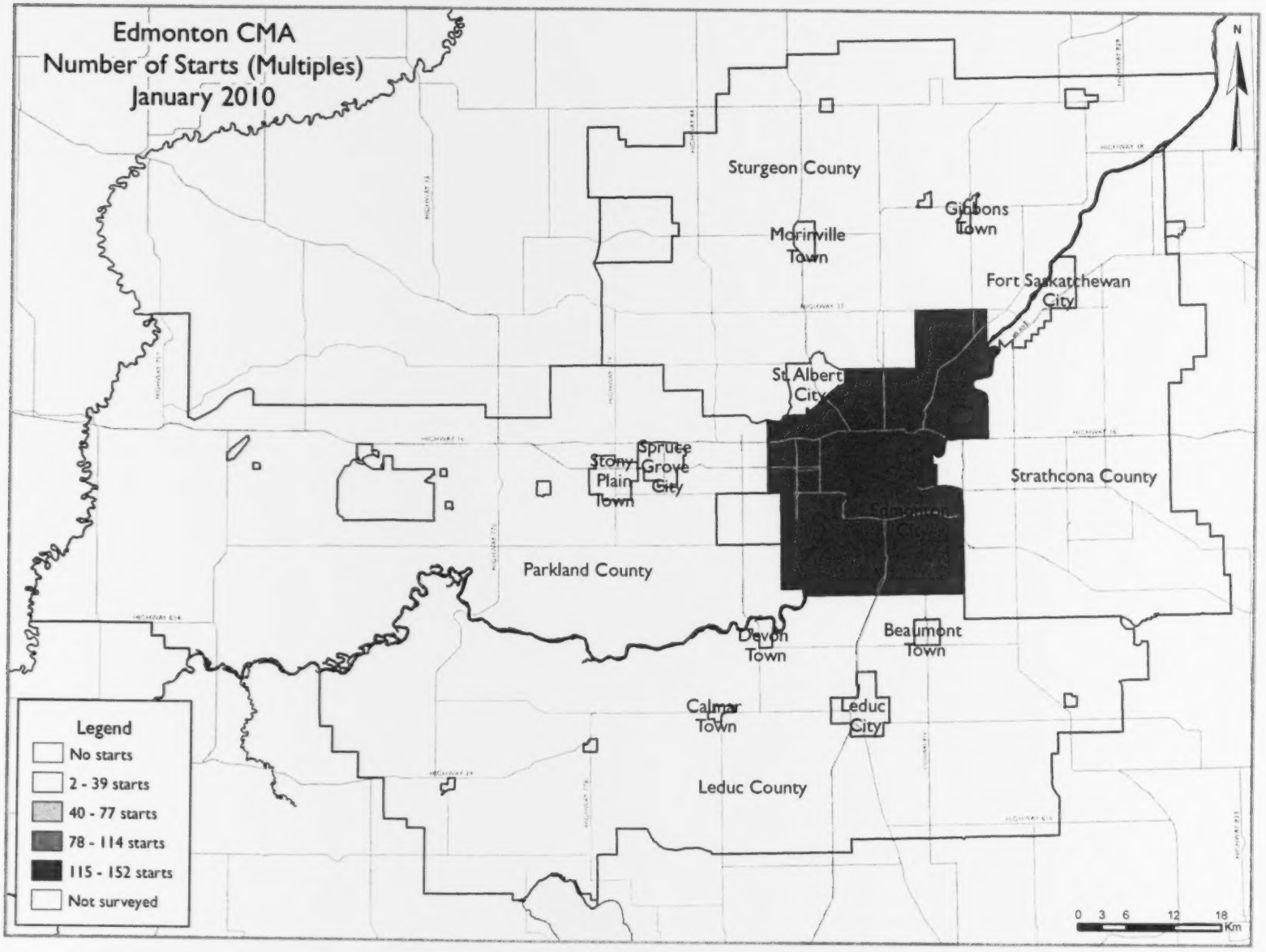
Figure 2

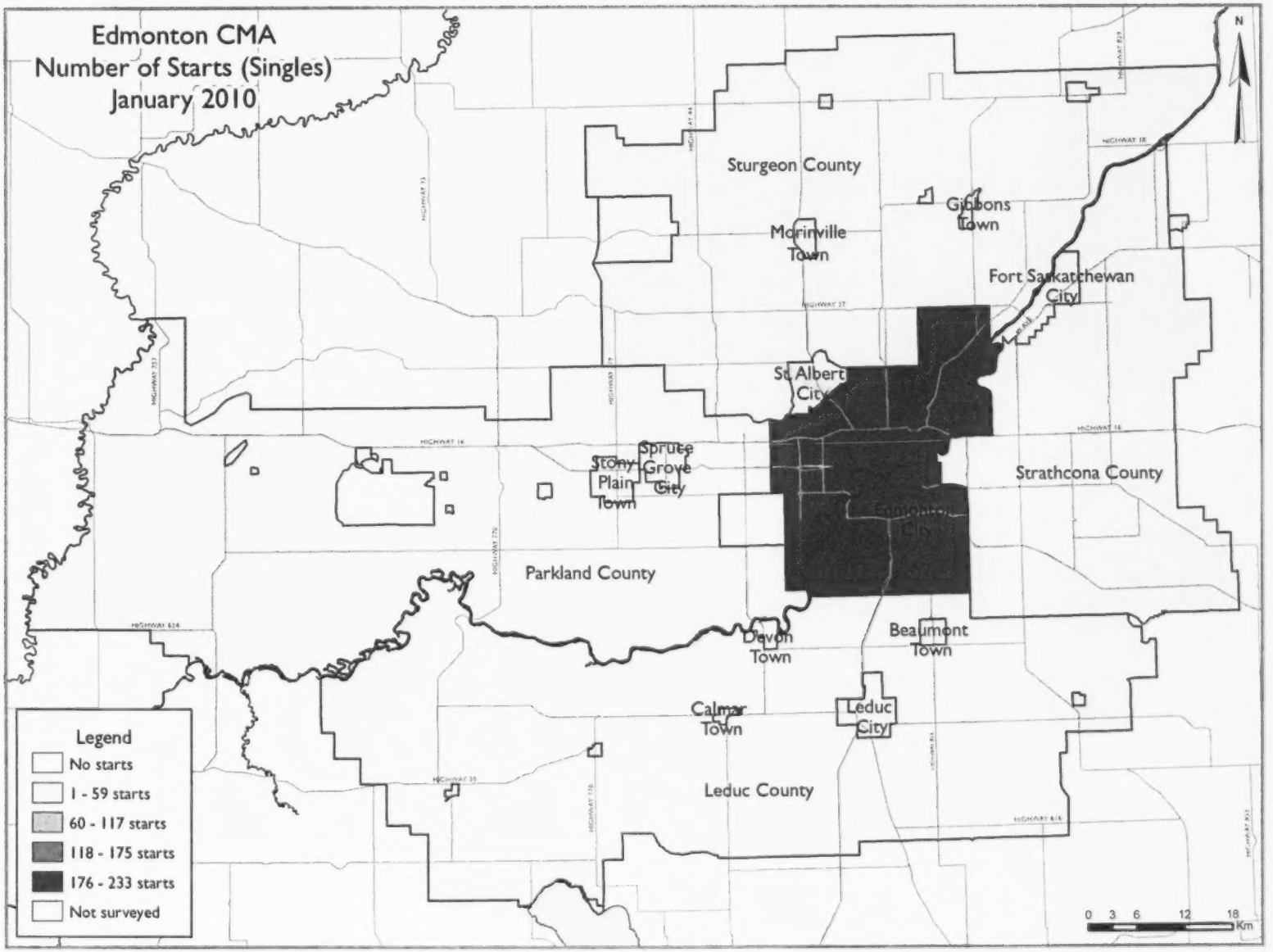


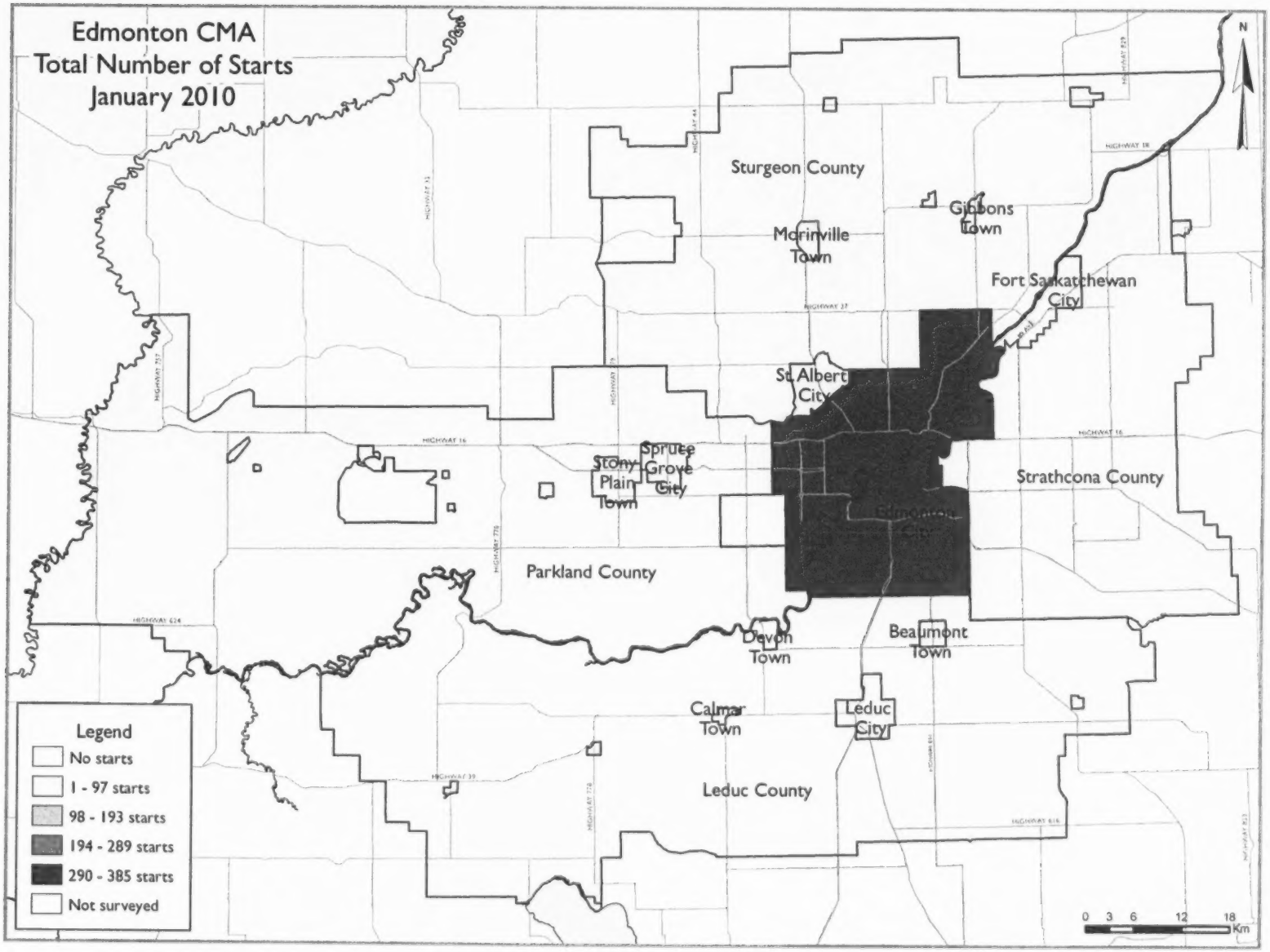
Source: CMHC

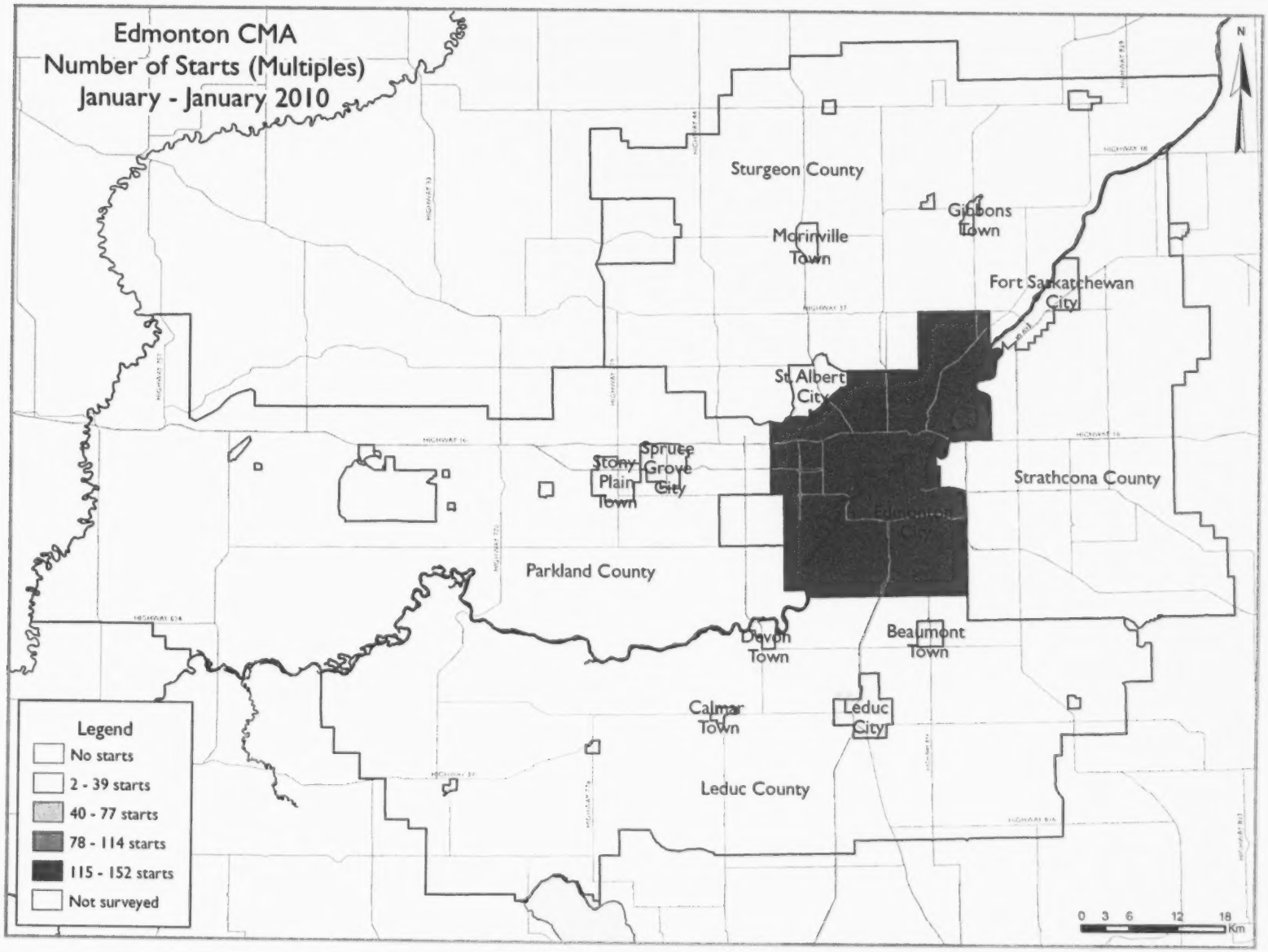
Following three months of improvement, multiple dwelling starts across Metro decreased on year-over-year basis in January. Semi-detached, row, and apartment starts totalled 180 units in January, representing a decline of 32 per cent from the 266 units recorded in January 2009. Improved activity in semi-detached and townhouse (row) construction was countered by a lower number of apartment starts. Multiple unit completions totalled 430 units in January, representing a decline of 40 per cent from the 711 completions reported during the first month of 2009.

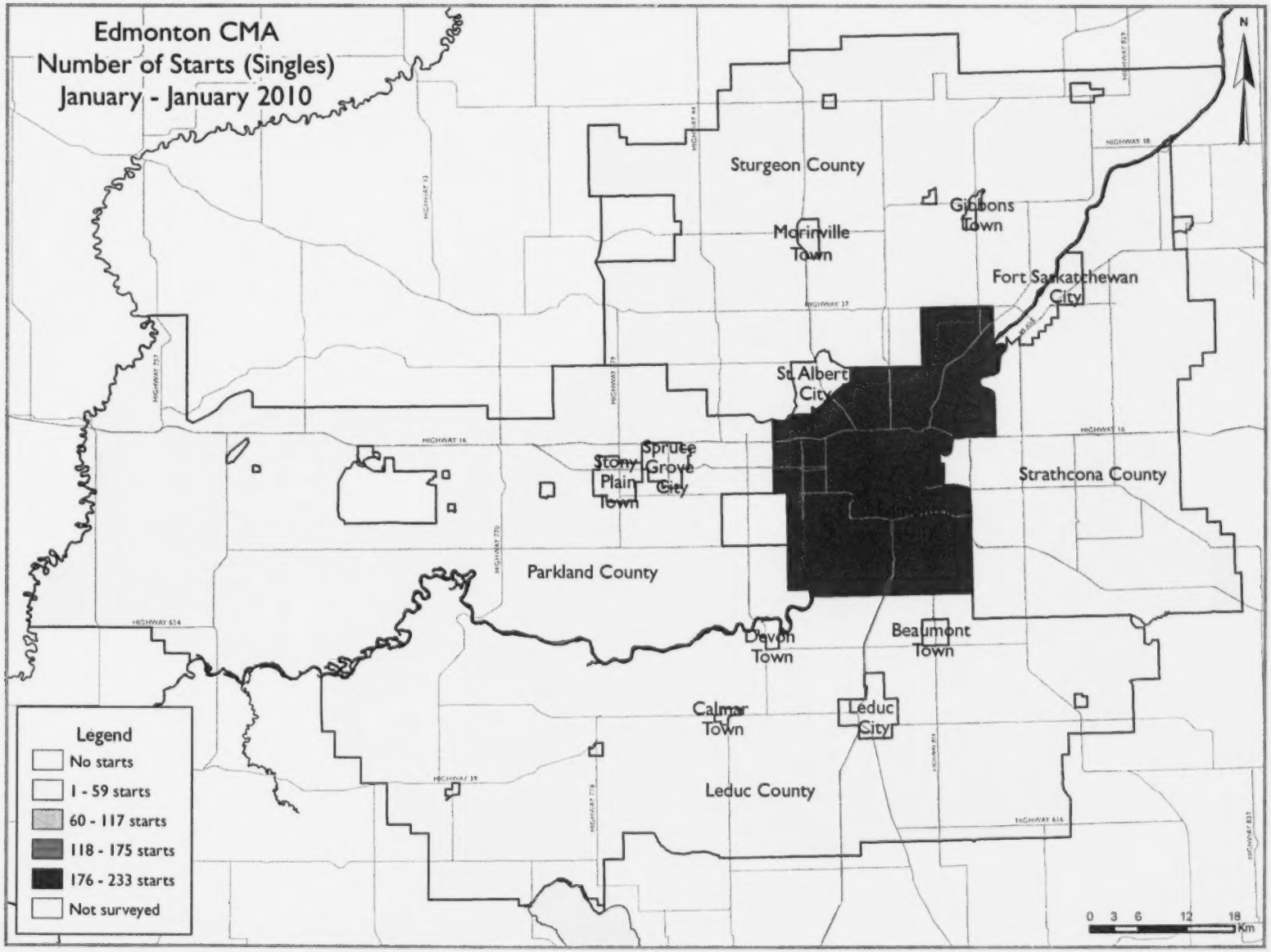
Across the region, multiple unit absorptions were down from January 2009 but managed to exceed completions by 30 units. As a result, the inventory of completed and unoccupied multiples declined in January for the fourth consecutive month. While still considerably up from this time last year, multi-family inventories in January were at their lowest since August of last year. The sustained decline in the inventory of completed and unoccupied multiples, particularly condo apartments, will ease concerns and encourage new construction in the months ahead.

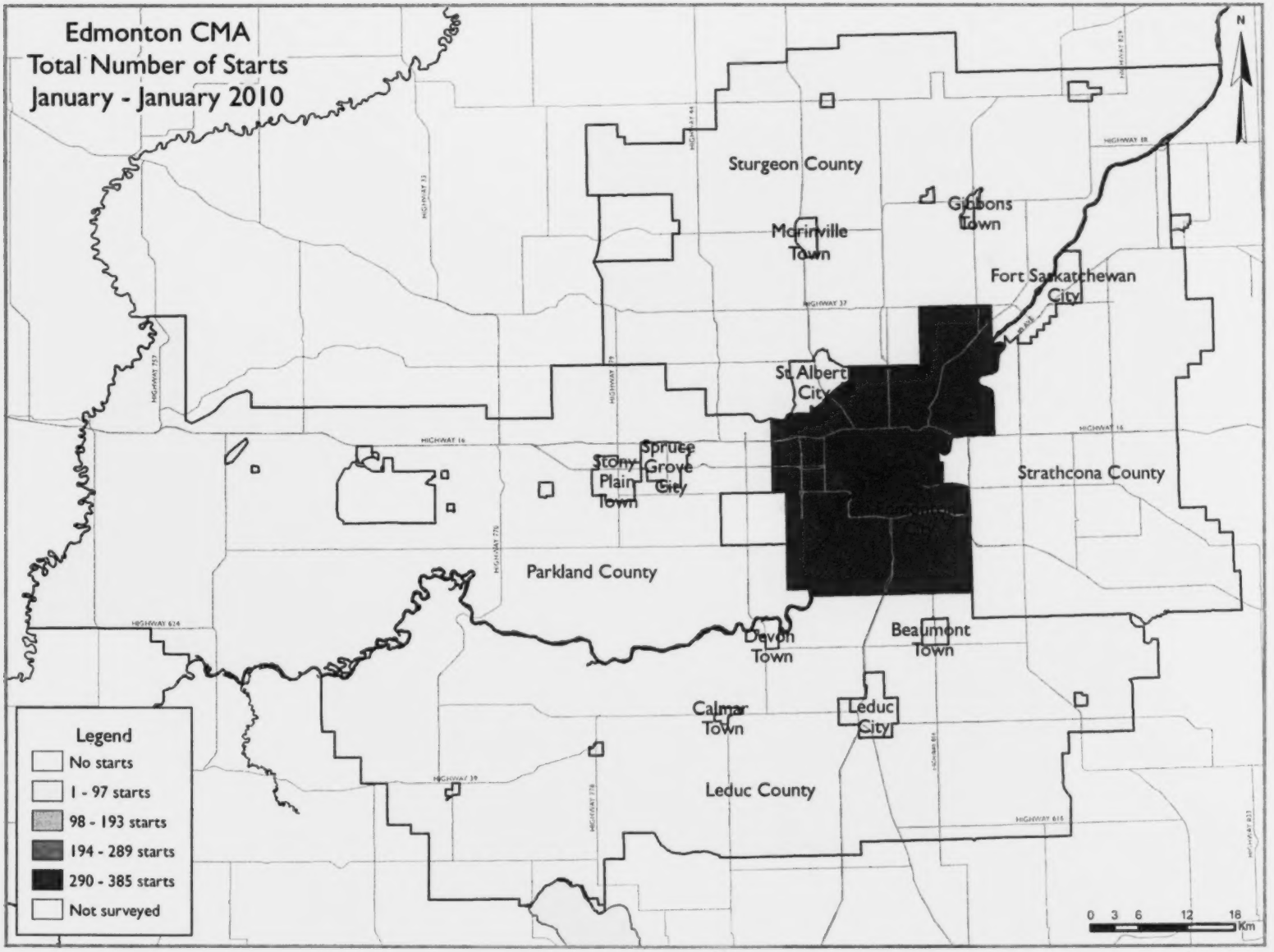

Edmonton CMA
Number of Starts (Multiples)
January 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Sprucе Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 39 starts
40 - 77 starts
78 - 114 starts
115 - 152 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Sprucе Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
N
Legend
No starts
1 - 59 starts
60 - 117 starts
118 - 175 starts
176 - 233 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 97 starts
98 - 193 starts
194 - 289 starts
290 - 385 starts
Not surveyed
N
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - January 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 39 starts
40 - 77 starts
78 - 114 starts
115 - 152 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - January 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 59 starts
60 - 117 starts
118 - 175 starts
176 - 233 starts
Not surveyed
N
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - January 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 97 starts
98 - 193 starts
194 - 289 starts
290 - 385 starts
Not surveyed
N
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2010	396	104	0	1	59	5	12	0	577
January 2009	147	32	0	0	8	144	0	82	413
% Change	169.4	**	n/a	n/a	**	-96.5	n/a	-100.0	39.7
Year-to-date 2010	396	104	0	1	59	5	12	0	577
Year-to-date 2009	147	32	0	0	8	144	0	82	413
% Change	169.4	**	n/a	n/a	**	-96.5	n/a	-100.0	39.7
UNDER CONSTRUCTION									
January 2010	3,027	750	79	15	924	2,281	27	513	7,616
January 2009	2,075	518	47	5	1,162	6,530	20	435	10,792
% Change	45.9	44.8	68.1	200.0	-20.5	-65.1	35.0	17.9	-29.4
COMPLETIONS									
January 2010	373	60	3	1	46	319	0	2	804
January 2009	317	104	3	0	54	442	14	94	1,028
% Change	17.7	-42.3	0.0	n/a	-14.8	-27.8	-100.0	-97.9	-21.8
Year-to-date 2010	373	60	3	1	46	319	0	2	804
Year-to-date 2009	317	104	3	0	54	442	14	94	1,028
% Change	17.7	-42.3	0.0	n/a	-14.8	-27.8	-100.0	-97.9	-21.8
COMPLETED & NOT ABSORBED									
January 2010	418	72	11	0	239	716	4	47	1,507
January 2009	942	172	10	5	191	189	4	94	1,607
% Change	-55.6	-58.1	10.0	-100.0	25.1	**	0.0	-50.0	-6.2
ABSORBED									
January 2010	351	52	3	1	42	337	0	26	812
January 2009	354	99	4	0	41	408	14	0	920
% Change	-0.8	-47.5	-25.0	n/a	2.4	-17.4	-100.0	n/a	-11.7
Year-to-date 2010	351	52	3	1	42	337	0	26	812
Year-to-date 2009	354	99	4	0	41	408	14	0	920
% Change	-0.8	-47.5	-25.0	n/a	2.4	-17.4	-100.0	n/a	-11.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
January 2010	233	76	0	0	59	5	12	0	385
January 2009	86	20	0	0	8	144	0	0	258
Beaumont Town									
January 2010	14	4	0	0	0	0	0	0	18
January 2009	1	4	0	0	0	0	0	0	5
Devon Town									
January 2010	0	0	0	0	0	0	0	0	0
January 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2010	9	4	0	0	0	0	0	0	13
January 2009	3	8	0	0	0	0	0	0	11
Leduc City									
January 2010	27	2	0	0	0	0	0	0	29
January 2009	5	0	0	0	0	0	0	0	5
Leduc County									
January 2010	9	0	0	0	0	0	0	0	9
January 2009	5	0	0	0	0	0	0	0	5
Morinville Town									
January 2010	5	0	0	0	0	0	0	0	5
January 2009	2	0	0	0	0	0	0	0	2
Parkland County									
January 2010	1	0	0	0	0	0	0	0	1
January 2009	2	0	0	0	0	0	0	0	2
Spruce Grove City									
January 2010	42	18	0	0	0	0	0	0	60
January 2009	11	0	0	0	0	0	0	0	11
St. Albert City									
January 2010	3	0	0	0	0	0	0	0	3
January 2009	0	0	0	0	0	0	0	82	82
Stony Plain Town									
January 2010	7	0	0	0	0	0	0	0	7
January 2009	8	0	0	0	0	0	0	0	8
Strathcona County									
January 2010	30	0	0	1	0	0	0	0	31
January 2009	16	0	0	0	0	0	0	0	16
Sturgeon County									
January 2010	5	0	0	0	0	0	0	0	5
January 2009	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
January 2010	11	0	0	0	0	0	0	0	11
January 2009	1	0	0	0	0	0	0	0	1
Edmonton CMA									
January 2010	396	104	0	1	59	5	12	0	577
January 2009	147	32	0	0	8	144	0	82	413

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket January 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
January 2010	1,676	458	40	8	591	2,008	27	232	5,040
January 2009	884	288	36	5	757	5,272	18	106	7,366
Beaumont Town									
January 2010	92	16	0	0	28	0	0	0	136
January 2009	52	18	0	0	26	50	0	63	209
Devon Town									
January 2010	10	8	0	0	10	0	0	0	28
January 2009	4	0	0	0	20	0	0	0	24
Fort Saskatchewan City									
January 2010	107	78	7	0	30	0	0	152	374
January 2009	57	54	7	0	32	212	0	0	362
Leduc City									
January 2010	177	54	4	0	76	0	0	47	358
January 2009	129	20	0	0	139	205	0	0	493
Leduc County									
January 2010	64	2	0	0	0	0	0	0	66
January 2009	67	0	0	0	0	0	0	0	67
Morinville Town									
January 2010	37	2	7	0	46	20	0	0	112
January 2009	41	6	0	0	53	108	0	0	208
Parkland County									
January 2010	115	0	0	0	0	0	0	0	115
January 2009	196	0	0	0	0	0	0	0	196
Spruce Grove City									
January 2010	158	48	17	0	0	0	0	0	223
January 2009	134	78	4	0	0	283	0	0	499
St. Albert City									
January 2010	111	16	0	0	28	101	0	82	338
January 2009	55	12	0	0	8	65	0	132	272
Stony Plain Town									
January 2010	68	2	4	0	68	119	0	0	261
January 2009	73	6	0	0	95	166	0	0	340
Strathcona County									
January 2010	269	62	0	7	47	0	0	0	385
January 2009	194	30	0	0	32	148	2	134	540
Sturgeon County									
January 2010	98	2	0	0	0	0	0	0	100
January 2009	145	0	0	0	0	0	0	0	145
Remainder of the CMA									
January 2010	45	2	0	0	0	33	0	0	80
January 2009	44	6	0	0	0	21	0	0	71
Edmonton CMA									
January 2010	3,027	750	79	15	924	2,281	27	513	7,616
January 2009	2,075	518	47	5	1,162	6,530	20	435	10,792

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
January 2010	224	42	0	1	30	319	0	2	618
January 2009	175	58	0	0	36	343	14	94	720
Beaumont Town									
January 2010	8	0	0	0	0	0	0	0	8
January 2009	9	0	0	0	0	0	0	0	9
Devon Town									
January 2010	0	0	0	0	5	0	0	0	5
January 2009	4	0	0	0	10	0	0	0	14
Fort Saskatchewan City									
January 2010	14	8	3	0	0	0	0	0	25
January 2009	12	8	0	0	0	0	0	0	20
Leduc City									
January 2010	29	2	0	0	0	0	0	0	31
January 2009	30	30	0	0	0	0	0	0	60
Leduc County									
January 2010	5	0	0	0	0	0	0	0	5
January 2009	6	0	0	0	0	0	0	0	6
Morinville Town									
January 2010	1	0	0	0	0	0	0	0	1
January 2009	10	0	0	0	0	0	0	0	10
Parkland County									
January 2010	9	0	0	0	0	0	0	0	9
January 2009	10	0	3	0	0	0	0	0	13
Spruce Grove City									
January 2010	20	4	0	0	0	0	0	0	24
January 2009	15	8	0	0	0	0	0	0	23
St. Albert City									
January 2010	18	0	0	0	2	0	0	0	20
January 2009	8	0	0	0	0	0	0	0	8
Stony Plain Town									
January 2010	8	2	0	0	6	0	0	0	16
January 2009	0	0	0	0	0	0	0	0	0
Strathcona County									
January 2010	28	2	0	0	3	0	0	0	33
January 2009	19	0	0	0	8	99	0	0	126
Sturgeon County									
January 2010	9	0	0	0	0	0	0	0	9
January 2009	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
January 2010	0	0	0	0	0	0	0	0	0
January 2009	5	0	0	0	0	0	0	0	5
Edmonton CMA									
January 2010	373	60	3	1	46	319	0	2	804
January 2009	317	104	3	0	54	442	14	94	1,028

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
January 2010	207	44	6	0	153	422	1	35	868
January 2009	380	92	3	0	80	93	4	94	746
Beaumont Town									
January 2010	10	0	0	0	2	0	0	0	12
January 2009	55	2	0	0	0	0	0	0	57
Devon Town									
January 2010	2	0	0	0	1	0	0	0	3
January 2009	6	0	0	0	8	0	0	0	14
Fort Saskatchewan City									
January 2010	32	14	1	0	23	73	0	0	143
January 2009	76	29	4	0	33	83	0	0	225
Leduc City									
January 2010	32	2	0	0	12	58	0	0	104
January 2009	93	3	0	0	0	0	0	0	96
Leduc County									
January 2010	1	0	0	0	0	0	0	0	1
January 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
January 2010	21	1	1	0	17	9	0	0	49
January 2009	58	0	1	0	18	0	0	0	77
Parkland County									
January 2010	8	0	0	0	0	0	0	0	8
January 2009	23	0	1	0	3	0	0	0	27
Spruce Grove City									
January 2010	14	4	3	0	0	93	0	0	114
January 2009	50	8	0	0	0	0	0	0	58
St. Albert City									
January 2010	32	3	0	0	1	0	0	0	36
January 2009	59	6	0	0	4	4	0	0	73
Stony Plain Town									
January 2010	20	0	0	0	25	43	3	0	91
January 2009	34	24	1	0	10	0	0	0	69
Strathcona County									
January 2010	34	4	0	0	5	18	0	12	73
January 2009	93	8	0	5	35	9	0	0	150
Sturgeon County									
January 2010	2	0	0	0	0	0	0	0	2
January 2009	1	0	0	0	0	0	0	0	1
Remainder of the CMA									
January 2010	3	0	0	0	0	0	0	0	3
January 2009	14	0	0	0	0	0	0	0	14
Edmonton CMA									
January 2010	418	72	11	0	239	716	4	47	1,507
January 2009	942	172	10	5	191	189	4	94	1,607

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
January 2010	202	32	0	1	24	330	0	2	591
January 2009	188	62	2	0	32	307	14	0	605
Beaumont Town									
January 2010	8	0	0	0	2	0	0	0	10
January 2009	4	0	0	0	0	0	0	0	4
Devon Town									
January 2010	0	0	0	0	4	0	0	0	4
January 2009	5	0	0	0	5	0	0	0	10
Fort Saskatchewan City									
January 2010	13	7	3	0	0	1	0	0	24
January 2009	14	4	0	0	0	1	0	0	19
Leduc City									
January 2010	29	2	0	0	1	5	0	0	37
January 2009	29	28	0	0	0	0	0	0	57
Leduc County									
January 2010	4	0	0	0	0	0	0	0	4
January 2009	6	0	0	0	0	0	0	0	6
Morinville Town									
January 2010	2	0	0	0	1	1	0	0	4
January 2009	13	0	0	0	0	0	0	0	13
Parkland County									
January 2010	13	0	0	0	0	0	0	0	13
January 2009	14	0	2	0	0	0	0	0	16
Spruce Grove City									
January 2010	21	4	0	0	0	0	0	0	25
January 2009	19	4	0	0	0	0	0	0	23
St. Albert City									
January 2010	13	2	0	0	2	0	0	0	17
January 2009	12	0	0	0	0	1	0	0	13
Stony Plain Town									
January 2010	9	3	0	0	5	0	0	0	17
January 2009	6	1	0	0	0	0	0	0	7
Strathcona County									
January 2010	26	2	0	0	3	0	0	24	55
January 2009	27	0	0	0	4	99	0	0	130
Sturgeon County									
January 2010	9	0	0	0	0	0	0	0	9
January 2009	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
January 2010	2	0	0	0	0	0	0	0	2
January 2009	3	0	0	0	0	0	0	0	3
Edmonton CMA									
January 2010	351	52	3	1	42	337	0	26	812
January 2009	354	99	4	0	41	408	14	0	920

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type January 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	% Change
Edmonton City	233	86	98	20	49	8	5	144	385	258	49.2
Beaumont Town	14	1	4	4	0	0	0	0	18	5	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	9	3	4	8	0	0	0	0	13	11	18.2
Gibbons Town	3	1	0	0	0	0	0	0	3	1	200.0
Leduc City	27	5	2	0	0	0	0	0	29	5	**
Leduc County	9	5	0	0	0	0	0	0	9	5	80.0
Morinville Town	5	2	0	0	0	0	0	0	5	2	150.0
Parkland County	1	2	0	0	0	0	0	0	1	2	-50.0
Spruce Grove City	42	11	18	0	0	0	0	0	60	11	**
St. Albert City	3	0	0	0	0	0	0	82	3	82	-96.3
Stony Plain Town	7	8	0	0	0	0	0	0	7	8	-12.5
Strathcona County	31	16	0	0	0	0	0	0	31	16	93.8
Sturgeon County	5	7	0	0	0	0	0	0	5	7	-28.6
Remainder of the CMA	8	0	0	0	0	0	0	0	8	0	n/a
Edmonton CMA	397	147	126	32	49	8	5	226	577	413	39.7

Table 2.1: Starts by Submarket and by Dwelling Type January - January 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	233	86	98	20	49	8	5	144	385	258	49.2
Beaumont Town	14	1	4	4	0	0	0	0	18	5	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	9	3	4	8	0	0	0	0	13	11	18.2
Gibbons Town	3	1	0	0	0	0	0	0	3	1	200.0
Leduc City	27	5	2	0	0	0	0	0	29	5	**
Leduc County	9	5	0	0	0	0	0	0	9	5	80.0
Morinville Town	5	2	0	0	0	0	0	0	5	2	150.0
Parkland County	1	2	0	0	0	0	0	0	1	2	-50.0
Spruce Grove City	42	11	18	0	0	0	0	0	60	11	**
St. Albert City	3	0	0	0	0	0	0	82	3	82	-96.3
Stony Plain Town	7	8	0	0	0	0	0	0	7	8	-12.5
Strathcona County	31	16	0	0	0	0	0	0	31	16	93.8
Sturgeon County	5	7	0	0	0	0	0	0	5	7	-28.6
Remainder of the CMA	8	0	0	0	0	0	0	0	8	0	n/a
Edmonton CMA	397	147	126	32	49	8	5	226	577	413	39.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Edmonton City	37	8	12	0	5	144	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	82
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	37	8	12	0	5	144	0	82

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	37	8	12	0	5	144	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	82
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	37	8	12	0	5	144	0	82

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Edmonton City	309	106	64	152	12	0	385	258
Beaumont Town	18	5	0	0	0	0	18	5
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	13	11	0	0	0	0	13	11
Gibbons Town	3	1	0	0	0	0	3	1
Leduc City	29	5	0	0	0	0	29	5
Leduc County	9	5	0	0	0	0	9	5
Morinville Town	5	2	0	0	0	0	5	2
Parkland County	1	2	0	0	0	0	1	2
Spruce Grove City	60	11	0	0	0	0	60	11
St. Albert City	3	0	0	0	0	82	3	82
Stony Plain Town	7	8	0	0	0	0	7	8
Strathcona County	30	16	1	0	0	0	31	16
Sturgeon County	5	7	0	0	0	0	5	7
Remainder of the CMA	8	0	0	0	0	0	8	0
Edmonton CMA	500	179	65	152	12	82	577	413

Table 2.5: Starts by Submarket and by Intended Market January - January 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	309	106	64	152	12	0	385	258
Beaumont Town	18	5	0	0	0	0	18	5
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	13	11	0	0	0	0	13	11
Gibbons Town	3	1	0	0	0	0	3	1
Leduc City	29	5	0	0	0	0	29	5
Leduc County	9	5	0	0	0	0	9	5
Morinville Town	5	2	0	0	0	0	5	2
Parkland County	1	2	0	0	0	0	1	2
Spruce Grove City	60	11	0	0	0	0	60	11
St. Albert City	3	0	0	0	0	82	3	82
Stony Plain Town	7	8	0	0	0	0	7	8
Strathcona County	30	16	1	0	0	0	31	16
Sturgeon County	5	7	0	0	0	0	5	7
Remainder of the CMA	8	0	0	0	0	0	8	0
Edmonton CMA	500	179	65	152	12	82	577	413

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	% Change
Edmonton City	225	175	50	84	22	24	321	437	618	720	-14.2
Beaumont Town	8	9	0	0	0	0	0	0	8	9	-11.1
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	4	0	0	5	10	0	0	5	14	-64.3
Fort Saskatchewan City	14	12	8	8	3	0	0	0	25	20	25.0
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	29	30	2	30	0	0	0	0	31	60	-48.3
Leduc County	5	6	0	0	0	0	0	0	5	6	-16.7
Morinville Town	1	10	0	0	0	0	0	0	1	10	-90.0
Parkland County	9	10	0	0	0	3	0	0	9	13	-30.8
Spruce Grove City	20	15	4	8	0	0	0	0	24	23	4.3
St. Albert City	18	8	2	0	0	0	0	0	20	8	150.0
Stony Plain Town	8	0	8	0	0	0	0	0	16	0	n/a
Strathcona County	28	19	2	0	3	8	0	99	33	126	-73.8
Sturgeon County	9	14	0	0	0	0	0	0	9	14	-35.7
Remainder of the CMA	0	5	0	0	0	0	0	0	0	5	-100.0
Edmonton CMA	374	317	76	130	33	45	321	536	804	1,028	-21.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	225	175	50	84	22	24	321	437	618	720	-14.2
Beaumont Town	8	9	0	0	0	0	0	0	8	9	-11.1
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	4	0	0	5	10	0	0	5	14	-64.3
Fort Saskatchewan City	14	12	8	8	3	0	0	0	25	20	25.0
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	29	30	2	30	0	0	0	0	31	60	-48.3
Leduc County	5	6	0	0	0	0	0	0	5	6	-16.7
Morinville Town	1	10	0	0	0	0	0	0	1	10	-90.0
Parkland County	9	10	0	0	0	3	0	0	9	13	-30.8
Spruce Grove City	20	15	4	8	0	0	0	0	24	23	4.3
St. Albert City	18	8	2	0	0	0	0	0	20	8	150.0
Stony Plain Town	8	0	8	0	0	0	0	0	16	0	n/a
Strathcona County	28	19	2	0	3	8	0	99	33	126	-73.8
Sturgeon County	9	14	0	0	0	0	0	0	9	14	-35.7
Remainder of the CMA	0	5	0	0	0	0	0	0	0	5	-100.0
Edmonton CMA	374	317	76	130	33	45	321	536	804	1,028	-21.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Edmonton City	22	24	0	0	319	343	2	94
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	10	0	0	0	0	0	0
Fort Saskatchewan City	3	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	8	0	0	0	99	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	33	45	0	0	319	442	2	94

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	22	24	0	0	319	343	2	94
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	10	0	0	0	0	0	0
Fort Saskatchewan City	3	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	8	0	0	0	99	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	33	45	0	0	319	442	2	94

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market January 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Edmonton City	266	233	350	379	2	108	618	720
Beaumont Town	8	9	0	0	0	0	8	9
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	4	5	10	0	0	5	14
Fort Saskatchewan City	25	20	0	0	0	0	25	20
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	31	60	0	0	0	0	31	60
Leduc County	5	6	0	0	0	0	5	6
Morinville Town	1	10	0	0	0	0	1	10
Parkland County	9	13	0	0	0	0	9	13
Spruce Grove City	24	23	0	0	0	0	24	23
St. Albert City	18	8	2	0	0	0	20	8
Stony Plain Town	10	0	6	0	0	0	16	0
Strathcona County	30	19	3	107	0	0	33	126
Sturgeon County	9	14	0	0	0	0	9	14
Remainder of the CMA	0	5	0	0	0	0	0	5
Edmonton CMA	436	424	366	496	2	108	804	1,028

Table 3.5: Completions by Submarket and by Intended Market January - January 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	266	233	350	379	2	108	618	720
Beaumont Town	8	9	0	0	0	0	8	9
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	4	5	10	0	0	5	14
Fort Saskatchewan City	25	20	0	0	0	0	25	20
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	31	60	0	0	0	0	31	60
Leduc County	5	6	0	0	0	0	5	6
Morinville Town	1	10	0	0	0	0	1	10
Parkland County	9	13	0	0	0	0	9	13
Spruce Grove City	24	23	0	0	0	0	24	23
St. Albert City	18	8	2	0	0	0	20	8
Stony Plain Town	10	0	6	0	0	0	16	0
Strathcona County	30	19	3	107	0	0	33	126
Sturgeon County	9	14	0	0	0	0	9	14
Remainder of the CMA	0	5	0	0	0	0	0	5
Edmonton CMA	436	424	366	496	2	108	804	1,028

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
January 2010	37	18.4	74	36.8	42	20.9	18	9.0	30	14.9	201	433,500	488,635
January 2009	8	4.3	40	21.3	58	30.9	24	12.8	58	30.9	188	525,000	676,854
Year-to-date 2010	37	18.4	74	36.8	42	20.9	18	9.0	30	14.9	201	433,500	488,635
Year-to-date 2009	8	4.3	40	21.3	58	30.9	24	12.8	58	30.9	188	525,000	676,854
Beaumont Town													
January 2010	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
January 2009	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
Year-to-date 2010	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
Calmar Town													
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2009	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
Fort Saskatchewan City													
January 2010	3	23.1	5	38.5	2	15.4	3	23.1	0	0.0	13	389,900	433,538
January 2009	0	0.0	7	50.0	6	42.9	0	0.0	1	7.1	14	439,050	472,407
Year-to-date 2010	3	23.1	5	38.5	2	15.4	3	23.1	0	0.0	13	389,900	433,538
Year-to-date 2009	0	0.0	7	50.0	6	42.9	0	0.0	1	7.1	14	439,050	472,407
Gibbons Town													
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Leduc City													
January 2010	21	72.4	6	20.7	1	3.4	1	3.4	0	0.0	29	281,820	319,019
January 2009	4	13.8	7	24.1	14	48.3	3	10.3	1	3.4	29	464,900	471,238
Year-to-date 2010	21	72.4	6	20.7	1	3.4	1	3.4	0	0.0	29	281,820	319,019
Year-to-date 2009	4	13.8	7	24.1	14	48.3	3	10.3	1	3.4	29	464,900	471,238
Leduc County													
January 2010	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
January 2009	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
Year-to-date 2010	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
Morinville Town													
January 2010	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
January 2009	1	7.7	9	69.2	2	15.4	0	0.0	1	7.7	13	427,900	487,238
Year-to-date 2010	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	1	7.7	9	69.2	2	15.4	0	0.0	1	7.7	13	427,900	487,238

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
January 2010	2	22.2	0	0.0	0	0.0	1	11.1	6	66.7	9	--	--
January 2009	1	7.1	2	14.3	3	21.4	0	0.0	8	57.1	14	744,000	683,520
Year-to-date 2010	2	22.2	0	0.0	0	0.0	1	11.1	6	66.7	9	--	--
Year-to-date 2009	1	7.1	2	14.3	3	21.4	0	0.0	8	57.1	14	744,000	683,520
Spruce Grove City													
January 2010	10	50.0	9	45.0	1	5.0	0	0.0	0	0.0	20	346,098	344,253
January 2009	6	31.6	9	47.4	2	10.5	1	5.3	1	5.3	19	392,000	400,241
Year-to-date 2010	10	50.0	9	45.0	1	5.0	0	0.0	0	0.0	20	346,098	344,253
Year-to-date 2009	6	31.6	9	47.4	2	10.5	1	5.3	1	5.3	19	392,000	400,241
St. Albert City													
January 2010	1	7.7	3	23.1	4	30.8	2	15.4	3	23.1	13	505,000	560,338
January 2009	0	0.0	0	0.0	2	16.7	0	0.0	10	83.3	12	774,650	782,425
Year-to-date 2010	1	7.7	3	23.1	4	30.8	2	15.4	3	23.1	13	505,000	560,338
Year-to-date 2009	0	0.0	0	0.0	2	16.7	0	0.0	10	83.3	12	774,650	782,425
Stony Plain Town													
January 2010	5	55.6	3	33.3	1	11.1	0	0.0	0	0.0	9	--	--
January 2009	4	66.7	1	16.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2010	5	55.6	3	33.3	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2009	4	66.7	1	16.7	1	16.7	0	0.0	0	0.0	6	--	--
Strathcona County													
January 2010	0	0.0	10	38.5	8	30.8	2	7.7	6	23.1	26	495,000	626,280
January 2009	0	0.0	6	22.2	9	33.3	3	11.1	9	33.3	27	526,000	633,000
Year-to-date 2010	0	0.0	10	38.5	8	30.8	2	7.7	6	23.1	26	495,000	626,280
Year-to-date 2009	0	0.0	6	22.2	9	33.3	3	11.1	9	33.3	27	526,000	633,000
Sturgeon County													
January 2010	3	33.3	0	0.0	2	22.2	0	0.0	4	44.4	9	--	--
January 2009	3	21.4	1	7.1	2	14.3	3	21.4	5	35.7	14	585,000	658,571
Year-to-date 2010	3	33.3	0	0.0	2	22.2	0	0.0	4	44.4	9	--	--
Year-to-date 2009	3	21.4	1	7.1	2	14.3	3	21.4	5	35.7	14	585,000	658,571
Remainder of the CMA													
January 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
January 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Edmonton CMA													
January 2010	88	25.5	116	33.6	65	18.8	27	7.8	49	14.2	345	421,200	476,932
January 2009	28	7.9	84	23.7	107	30.2	40	11.3	95	26.8	354	509,050	616,838
Year-to-date 2010	88	25.5	116	33.6	65	18.8	27	7.8	49	14.2	345	421,200	476,932
Year-to-date 2009	28	7.9	84	23.7	107	30.2	40	11.3	95	26.8	354	509,050	616,838

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2010

Submarket	Jan 2010	Jan 2009	% Change	YTD 2010	YTD 2009	% Change
Edmonton City	488,635	676,854	-27.8	488,635	676,854	-27.8
Beaumont Town	--	--	n/a	--	--	n/a
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	433,538	472,407	-8.2	433,538	472,407	-8.2
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	319,019	471,238	-32.3	319,019	471,238	-32.3
Leduc County	--	--	n/a	--	--	n/a
Morinville Town	--	487,238	n/a	--	487,238	n/a
Parkland County	--	683,520	n/a	--	683,520	n/a
Spruce Grove City	344,253	400,241	-14.0	344,253	400,241	-14.0
St. Albert City	560,338	782,425	-28.4	560,338	782,425	-28.4
Stony Plain Town	--	--	n/a	--	--	n/a
Strathcona County	626,280	633,000	-1.1	626,280	633,000	-1.1
Sturgeon County	--	658,571	n/a	--	658,571	n/a
Remainder of the CMA	--	--	n/a	--	--	n/a
Edmonton CMA	476,932	616,838	-22.7	476,932	616,838	-22.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
January 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	730	-40.5	1,159	2,429	2,763	41.9	317,049	-4.5	326,773
	February	1,075	-16.5	1,292	2,664	2,905	44.5	308,970	-8.7	309,971
	March	1,380	-11.4	1,243	2,881	2,431	51.1	309,032	-10.1	308,852
	April	1,843	1.1	1,535	2,999	2,457	62.5	312,127	-7.4	304,184
	May	2,161	18.7	1,763	3,180	2,689	65.6	326,332	-4.2	305,597
	June	2,551	37.7	1,964	3,136	2,490	78.9	328,285	-3.8	298,039
	July	2,278	27.7	1,909	3,052	2,614	73.0	324,744	-3.1	331,192
	August	1,673	8.6	1,726	2,629	2,616	66.0	318,321	-3.3	310,488
	September	1,704	-1.4	1,672	2,559	2,456	68.1	327,235	0.7	337,099
	October	1,535	22.9	1,701	2,192	2,306	73.8	318,969	0.4	343,101
	November	1,261	41.5	1,618	1,894	2,547	63.5	318,482	0.0	335,646
	December	948	55.9	1,557	1,081	2,422	64.3	319,201	2.6	333,392
2010	January	884	21.1	1,458	2,199	2,573	56.7	314,783	-0.7	323,099
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	3,185	-21.8		7,974			310,849	-8.2	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	730	-40.5		2,429			317,049	-4.5	
	YTD 2010	884	21.1		2,199			314,783	-0.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2010

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	222.3	120.2	626	4.1	73.1	910
	February	627	5.00	5.79	215.7	121.5	623	4.5	73.0	902
	March	613	4.50	5.55	213.1	120.9	622	4.8	72.9	898
	April	596	3.90	5.25	211.2	120.5	622	5.2	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	620	6.7	73.7	912
	July	631	3.75	5.85	208.3	121.8	617	7.2	73.6	916
	August	631	3.75	5.85	207.6	122.1	616	7.5	73.5	927
	September	610	3.70	5.49	207.4	121.7	614	7.6	73.2	933
	October	630	3.80	5.84	206.8	121.8	610	7.8	72.7	948
	November	616	3.60	5.59	207.0	122.7	610	7.7	72.5	946
	December	610	3.60	5.49	207.3	122.0	615	7.6	72.8	937
2010	January	610	3.60	5.49		122.4	622	6.9	73.1	921
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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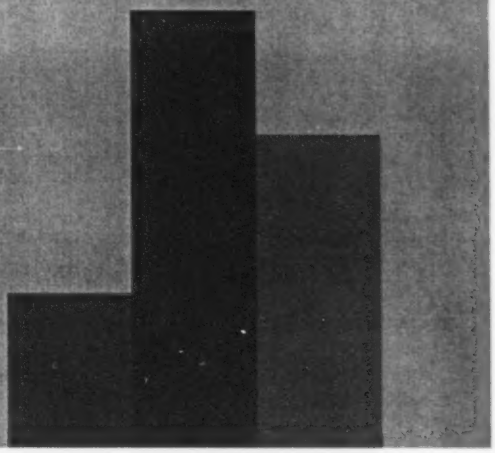

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